



August 18, 2009
Job No. 3884-00

City of San Jose General Plan Task Force
200 East Santa Clara Street
San Jose, CA 95112

Re: August 24th General Plan Update Task Force Meeting

Honorable Sam Liccardo and Shirley Lewis:

We understand that there will be some discussion at the August 24th General Plan Update Task Force meeting regarding the Guadalupe River Trail Master Plan and adjacent trails. Our client, Stucco Supply Company, has a great deal of interest in the discussion due to the location of the Conceptual Willow Glen Spur Creek Trail with relation to their property. The conceptual trail is currently shown running directly through Stucco Supply's property, posing potential conflicts for both our client and trail advocates. We feel that there are a number of alternatives to the conceptual trail that have the potential to be more financially feasible and safer for its' users. These alternatives will be detailed in this letter.

In 2003, the Stucco Supply Company (1601 Little Orchard Street), along with other property owners in the adjacent area, was offered the chance to purchase a portion of the Union Pacific Railroad right-of-way. Stucco Supply decided to buy the property and, once purchased, went through the exhaustive process of removing the rail ties and mitigating the soil issues caused by those ties. They then went through the City of San Jose's entitlement process and was granted the ability to use the old railroad property as an industrial use and to pave the majority of the property to allow for outdoor storage and truck circulation (File # CP07-020). At this time, they constructed a screen wall with an electric gate across the eastern portion of the property in addition to providing a bio-swale for Storm Water Quality across the southeastern portion of the property (presently in the middle of the proposed Willow Glen Spur Trail). The railroad property also allowed the creation of a new entrance to Stucco Supply's property on Almaden Road. This new entrance is critical to Stucco's current business operations.

In order to expand the business opportunities of Stucco Supply, a Site Development Permit was sought and has recently been approved for the construction of a +/-10,000 SF canopy. This canopy will run across a portion of the southern edge of the property, covering an existing, approved outdoor storage area. A conceptual trail was proposed to run along the old Willow Glen Spur, which was once a part of the Union Pacific Railroad and is currently owned by multiple entities, including the City of San Jose, Union Pacific Railroad and a handful of other private owners (including Stucco Supply). As described above, we want to demonstrate that there are alternative routes that can be taken that have the potential to be safer and more cost effective than using the existing rail spur, which is now owned by multiple entities.

Attached to this letter are aerial exhibits that delineate a proposed alternative trail layout as well as existing and future bikeway access paths and bus routes. The exhibits and attachments have been highlighted to demonstrate that there are several viable alternative access paths for pedestrians, bicyclists and mass transit users that will complete the goal of connecting the three

north/south trails that ribbon through the City. There are many positive aspects to these routes that make them a valuable part of the urban fabric of San Jose. It is important to note that the identified routes make use of the City's existing infrastructure and will not require the outlay of huge capital funding which is certainly a significant obstacle to purchasing new rights of way for trail purposes. Let us recognize that San Jose is an urban center that needs to make use of its existing travel ways.

Transportation connectivity is the key and the following alternatives provide that connection in meaningful ways including alternatives that link travel routes to the multi-model transportation hub at Tamien Station.

Alternatives

Willow Street/Keyes St.:

The first alternative is the Willow-Keyes street route. This route provides a direct connection from the heart of Willow Glen to Happy Hollow/Kelley Park. The westerly portion of the Keyes/Willow Street access currently includes an existing, Class II bike lane system. From Monterey Road (East) to the Guadalupe River Creek Trail (West), there is a proposed Class II bike lane that does not exist today, but is expected to be implemented within the existing right of way. Although currently not in place in entirety, the infrastructure is available to complete the entire access path from Coyote Creek to the east all the way to the Los Gatos Creek Trail to the west.

This route will allow for both pedestrians and bicyclists to connect to the city's trail systems. Those electing to combine the use of other transit modes can take VTA bus route #25 that runs from Coyote Creek (East) to Meridian Avenue (West), at which point users can exit the bus and use the existing sidewalks and bicycle lanes.

One of the exciting things about the alternative route is that it links two Neighborhood Business Districts (NBD's, Lincoln Avenue and Willow Street) which are destination nodes that provide opportunities for shopping, dining and other community activities. There are numerous opportunities to enhance the travelers experience by providing upgraded sidewalks and crosswalks, improved bus stops, additional street tree planting, special street lighting etc. These improvements will reinforce the importance of this route as a cross town urban trail. In addition, the Willow-Keyes will run directly north of the Tamien multi-model transportation station that can easily be linked for both bicyclist and pedestrians.

Alma Avenue:

Alma Avenue does not currently have any bicycle access between the three creek trails. However, there is a proposed bikeway access route along the length of Alma Avenue and Minnesota Avenue that will eventually connect the three creeks and provide the access needed between the trails. This route should be emphasized as an important east west route that includes bicycle and pedestrian linkage from the south end of the Lincoln Avenue NBD to community facilities such as Spartan Stadium, Municipal Stadium, and Kelley Park, Logitech Ice and the Coyote Creek Trail. This route also runs just south of the Tamien multi-model transportation station.



Willow Glen Spur Trail and San Jose Avenue:

This alternative route is most similar to the Willow Glen Spur Trail. It would follow along the abandoned railroad, as currently proposed by trail advocates, with the exclusion of the two blocks between Pomona Avenue (East) and Almaden Avenue (West), where the Stucco Supply property currently exists and is under private ownership. For this two block stretch, the trail can run along San Jose Avenue, which is south of the existing railroad. San Jose Avenue is proposed to be widened at some point in the future and will be able to accommodate facilities for pedestrians and bicyclists.

Curtner Avenue:

Curtner Avenue currently has bicycle lanes and sidewalks delineated along the entire length between the three creek trails. VTA Bus route # 26 runs from Coyote Creek (East) to Bascom Avenue (West). At Bascom Avenue, users can pick up the existing bike access routes and sidewalks to continue to the Los Gatos Creek Trail.

River Oaks Parkway and Vacant Land:

River Oaks Parkway currently has bicycle lanes delineated along the road between Coyote Creek and the Guadalupe River Creek (which connects with Los Gatos Creek in the Downtown San Jose Area). There is also an existing, free shuttle that runs along River Oaks Parkway that will connect relatively closely to the two creeks. Again, the existing infrastructure set up provides the connection desired between the creek trails in San Jose.

While these alternatives may not be perceived to be optimal by trail advocates, it is important to note that there are several viable alternatives that provide connections equal to that of the proposed Willow Glen Spur Trail. Per the General Plan, trails "should provide sufficient light, vertical and horizontal clearance, and setbacks from adjacent development to ensure a safe and aesthetically pleasing recreational experience" (page 273). The proposed Willow Glen Spur Creek Trail will need to provide a setback from the adjacent properties, which, at this time, is not feasible due to the density of heavy industrial businesses in the area surrounding the rail ties. This proposed trail will need to contain higher walls along the trail or some other type of security for the adjacent property owner's businesses (at no additional cost to the property owner). This would reduce the recreational experience that is called for in the General Plan for the trail system. Allowing an urban connection between the creek trails would allow for a safe and aesthetically pleasing experience along existing infrastructure (at minimal cost to the City). Our goal in this letter is to bring to light the fact that there are numerous alternatives to the Willow Glen Spur Trail that provide the east west connections between the Los Gatos, Guadalupe and Coyote Creek trails at potentially safer, more aesthetically pleasing and financially cheaper means.

Thank you very much for your time and your attention on this matter is greatly appreciated.

If you have any questions, please do not hesitate to call me at 408.487.2200.



Sincerely,

HMH



Ray Hashimoto
Land Development Manager, AICP

CC: Bob Amos (Stucco Supply), James Eller (Eller & Associates)



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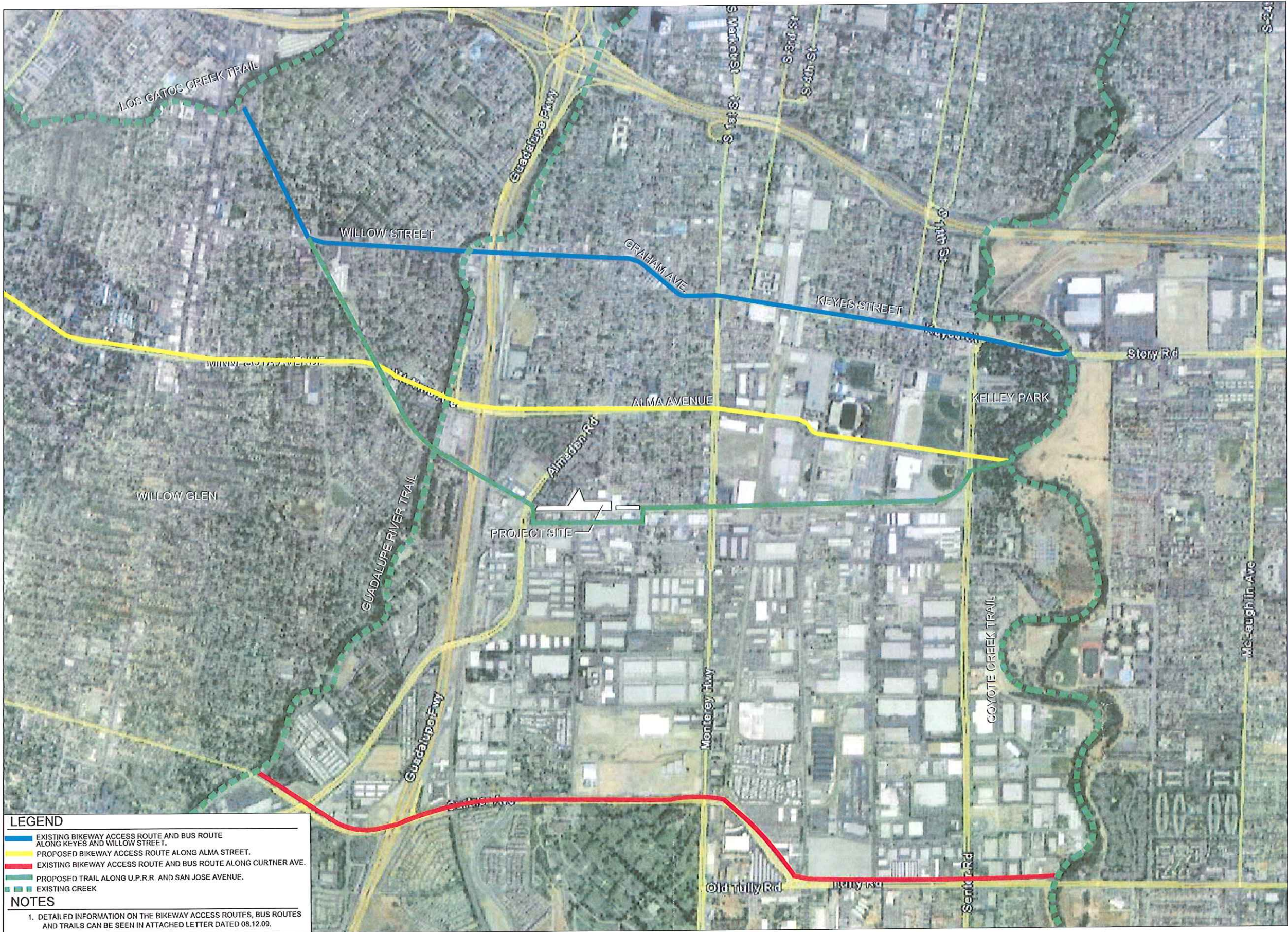
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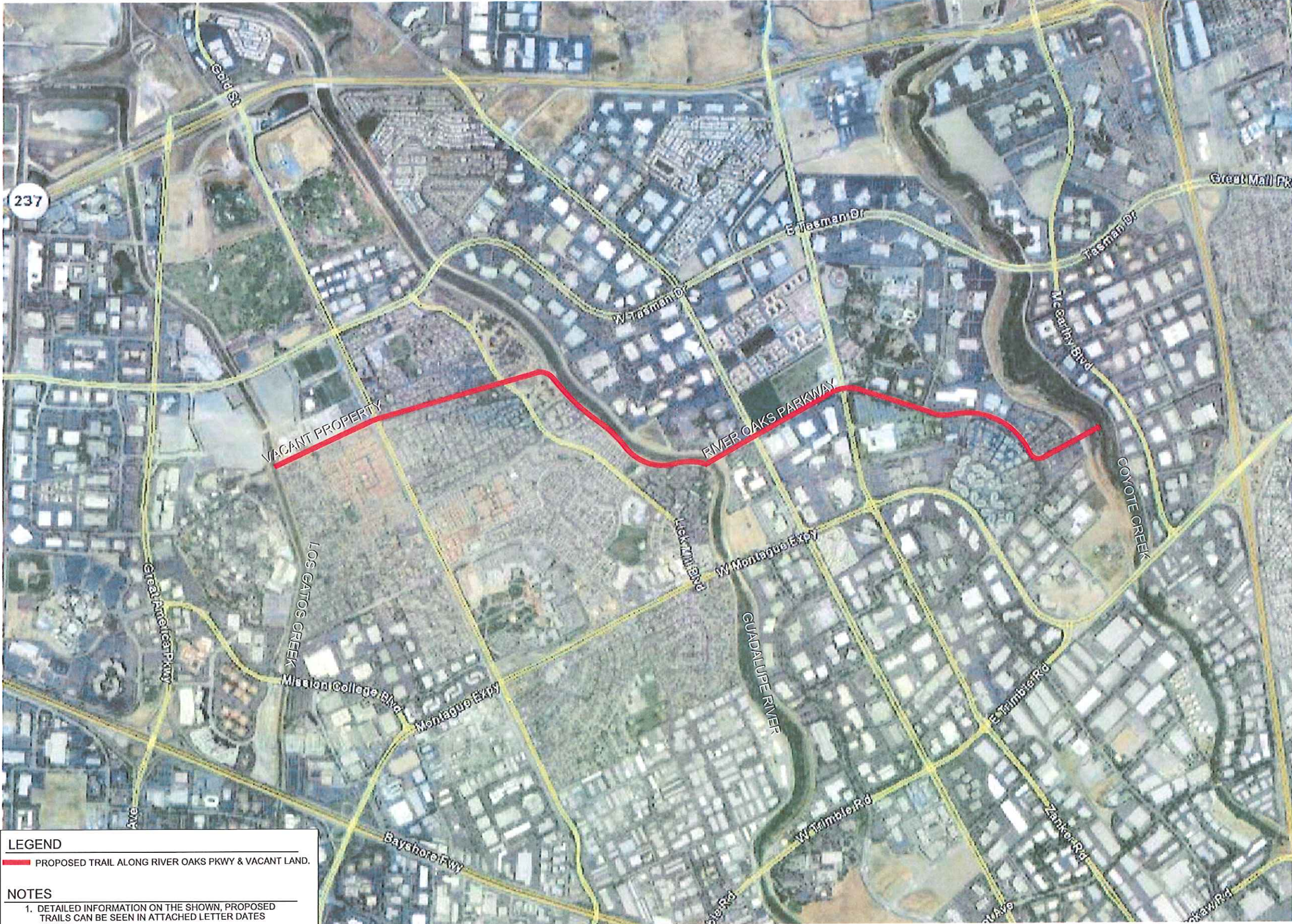
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EX01
OF 2

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LEGEND
— EXISTING BIKEWAY ACCESS ROUTE AND BUS ROUTE ALONG KEYES AND WILLOW STREET.
— PROPOSED BIKEWAY ACCESS ROUTE ALONG ALMA STREET.
— EXISTING BIKEWAY ACCESS ROUTE AND BUS ROUTE ALONG CURTNER AVE.
- - - PROPOSED TRAIL ALONG U.P.R.R. AND SAN JOSE AVENUE.
— EXISTING CREEK
NOTES
1. DETAILED INFORMATION ON THE BIKEWAY ACCESS ROUTES, BUS ROUTES AND TRAILS CAN BE SEEN IN ATTACHED LETTER DATED 08.12.09.



LEGEND

— PROPOSED TRAIL ALONG RIVER OAKS PKWY & VACANT LAND.

NOTES

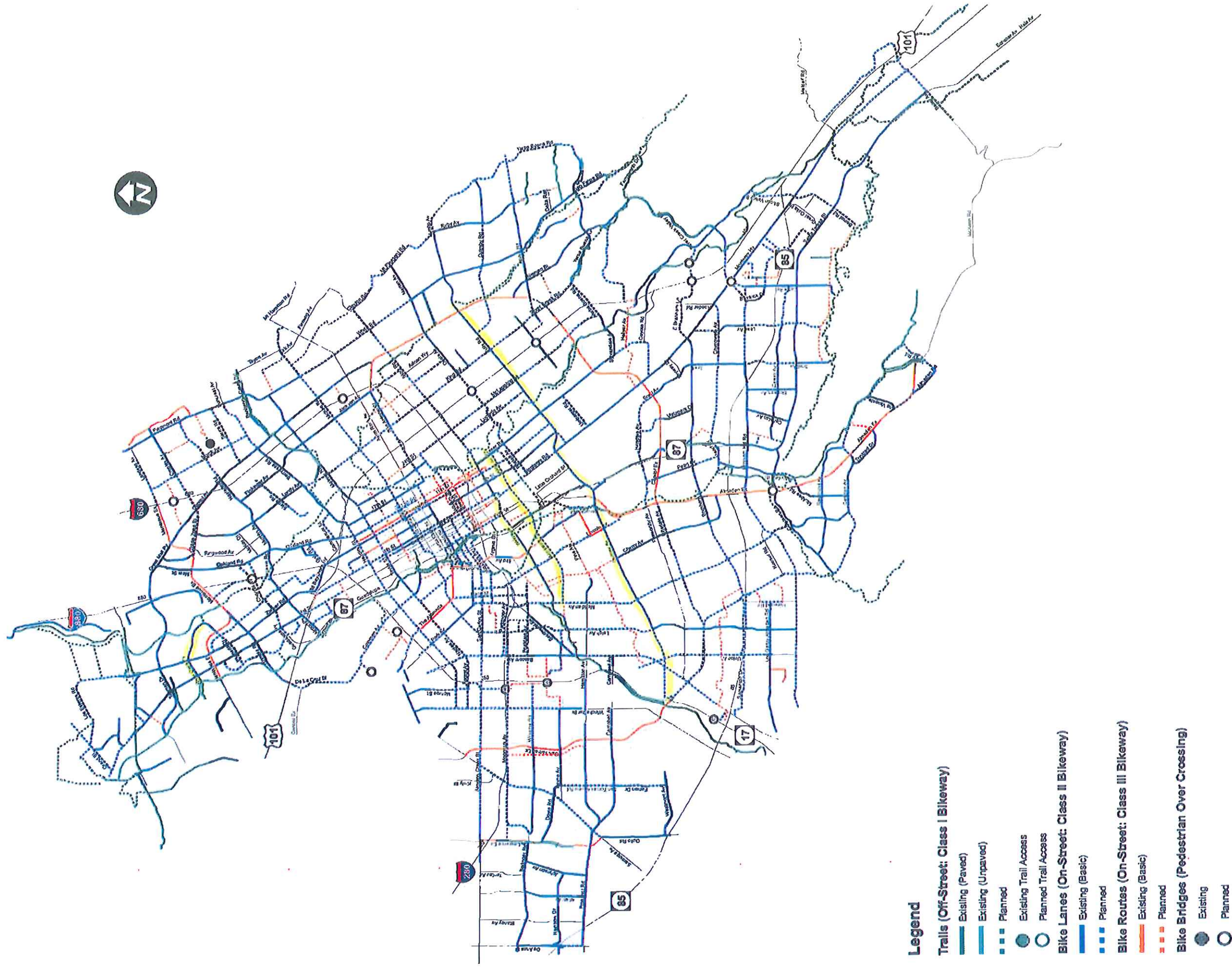
1. DETAILED INFORMATION ON THE SHOWN, PROPOSED TRAILS CAN BE SEEN IN ATTACHED LETTER DATES 08.12.09.

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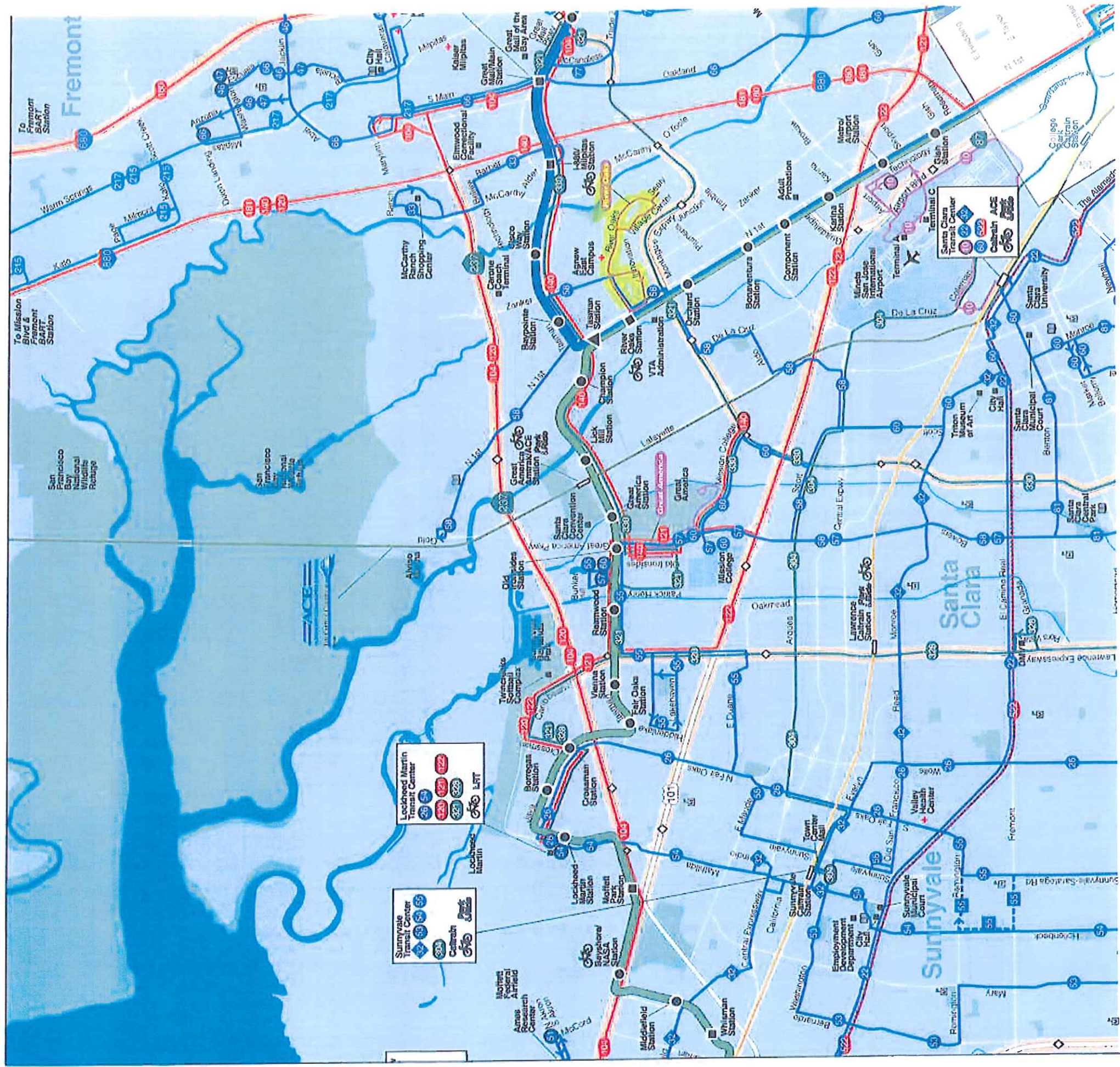
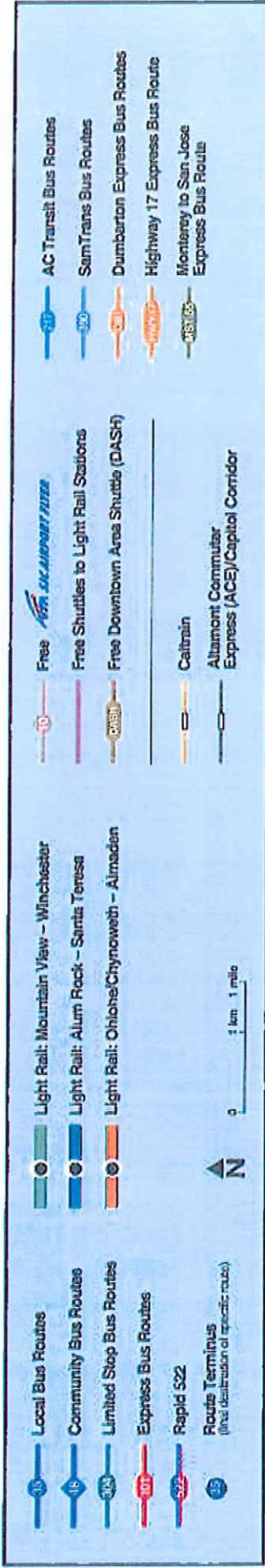
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THREE CREEKS
TRAIL
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CITY OF SAN JOSE BIKEWAY NETWORK



Click on your bus route number/light rail station for detailed information.



Click on your bus route number/light rail station for detailed information.

